

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 17, 2004

ITEM NO. 8

CASE NUMBER/
PROJECT NAME

22-DR-2002#2
Scottsdale East Plaza

LOCATION

909-911 North Hayden Road; 8001-8025 E. Roosevelt Street

REQUEST

Request remodel existing shopping center and construct new building.

OWNER

Saia Family Limited
Partnership
480-804-1076

ENGINEER

ARCHITECT/
DESIGNER

Ed Fagin & Associates,
Architects
602-241-8675

APPLICANT/
COORDINATOR

Gabrial Saia
Saia Family Limited
Partnership
480-804-1076

BACKGROUND

Zoning.

Southeast corner of Hayden and Roosevelt Roads. Zoned C-S (Community Shopping Center) Dist., where shopping center and retail restaurant use is permitted.

Context.

The shopping center is on a 3.65-ac. lot with the proposed pad site at the northwest corner of the site is currently used as a parking lot.

The shopping center was originally approved in 1962 with additional shops along the northeast side of the site approved in 1986. CASE 22-DR-2002 gave DRB approval for this same case on June 20, 2002, and is about to expire unless re-approval is received.

APPLICANT'S
PROPOSAL

Applicant's Request.

Re-approval of a previously approved shopping center remodel and new pad building, which is now set to expire.

DISCUSSION	The applicant is requesting re-approval of the site plan and elevations approval for the exterior remodel of the 2-building, 35,594-sq. ft. shopping center plus 6,800-sq. ft. new pad building construction on the Scottsdale East Plaza. The DRB originally approved the case on June 20, 2002, which is about to expire on June 20, 2004. The re-approval will give applicant additional time to finalize the project and obtain a building permit for the remodel and new construction. The re-approval is for the same site plan, elevations, colors, materials and landscape plan as previously approved by DRB. A copy of the original DRB report and stipulations is attached.					
KEY ISSUES						
OTHER BOARDS AND COMMISSIONS	Economic Vitality Comment; The owner of the shopping center is requesting DRB re-approval of the application to allow for additional time to upgrade of the shopping center. The re-approval request will permit the owner of the shopping center to fully investigate opportunities to evaluate the best tenant mix, complete a financing plan, and consider a range of options for reinvestment in the site. The proposed upgrading of the shopping center will result in a qualitative improvement for this area of Hayden Road and will help benefit the site both aesthetically and economically. Economic Vitality supports re-approval of this case.					
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.					
STAFF CONTACT(S)	<table><tr><td><hr/></td><td><hr/></td></tr><tr><td>Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov</td><td>Randy Grant Chief Planning Officer Phone: 480-312-7995 E-mail: rgrant@scottsdaleaz.gov</td></tr></table>		<hr/>	<hr/>	Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov	Randy Grant Chief Planning Officer Phone: 480-312-7995 E-mail: rgrant@scottsdaleaz.gov
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Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov	Randy Grant Chief Planning Officer Phone: 480-312-7995 E-mail: rgrant@scottsdaleaz.gov					
ATTACHMENTS	<ol style="list-style-type: none">1. Applicant’s Narrative2. Context Aerial2A. Aerial Close-Up3. Zoning Map4. Site Plan5. Landscape Plan6. Master Parking Plan7. Color Elevations (5 pgs)A. Fire Ordinance RequirementsB. StipulationsC. Zoning Ordinance Requirements					



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5/24/04

Project No.: 486-PA-04

Coordinator: Chae Ward

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 909-911 N. Hayden; 8001-8025 E. Roosevelt
SEC Roosevelt & Hayden

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C.S Proposed Zoning: Same

Number of Buildings: 3 (2 existing + 1 proposed) Parcel Size: 3.6 Acres

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - 25' S - 50' E - 50' W - 25'

Description of Request:

The project consists of the removal of the existing canopy on the shopping center and replacing it with a new canopy / facade that projects a contemporary southwest design through a series of varying similar forms and earth tone colors. In conjunction with the refacade of the existing center is the addition of a new 4,968 S.F. pad building that would be in the forefront of the center's new design at the corner of Hayden and Roosevelt. The pad building continues many of the same design elements and colors of the new shopping center facade as well as provides significant enhancement to the corner. Significant xeriscape landscaping is added to enhance the character of the center as well as the use of several specialty pavement and hardscape considerations.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Scottsdale East Plaza

22-DR-2002#2



Q.S.
11-47

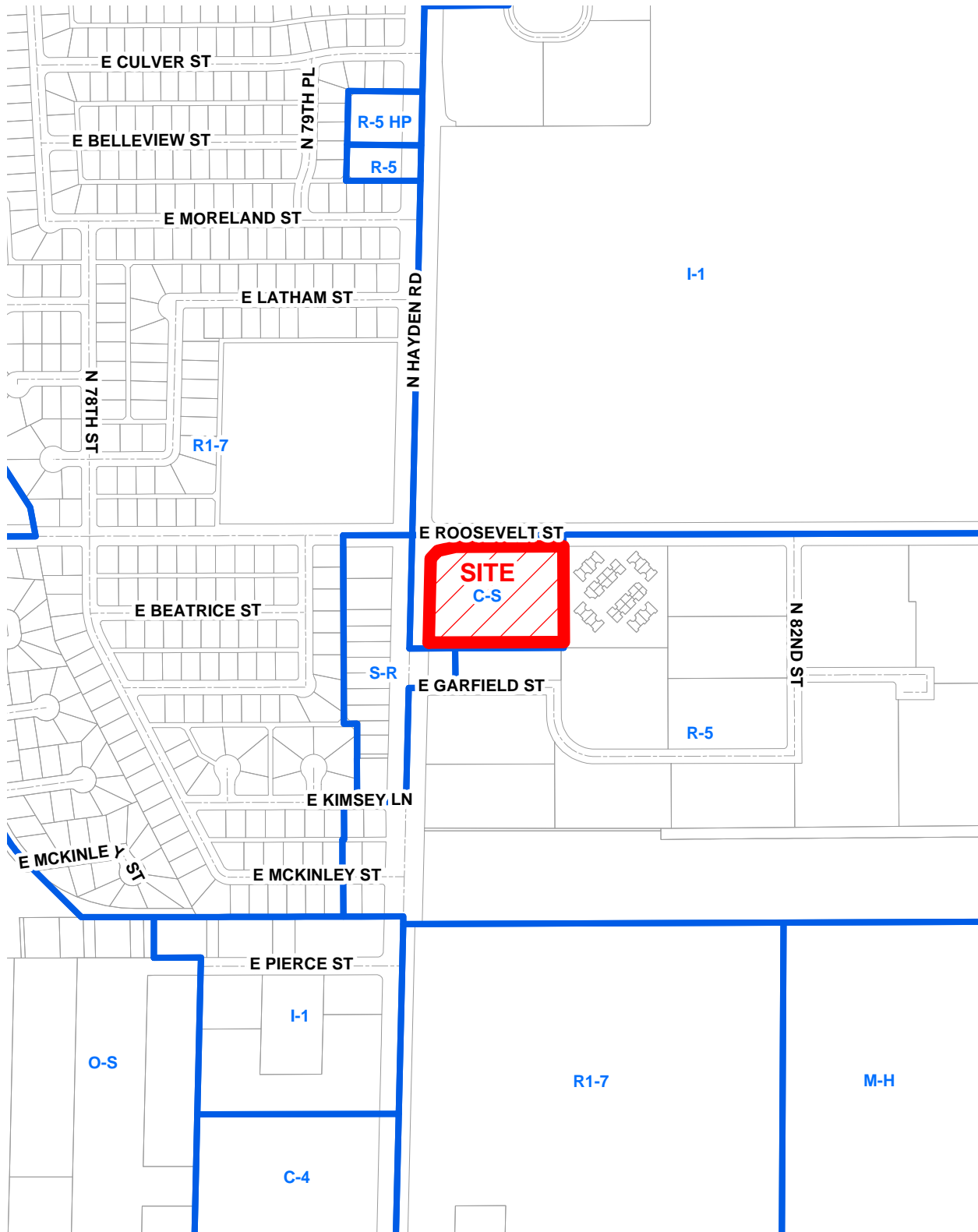
G.I.S. ORTHOPHOTO 2003

E KIMSEY LN

Scottsdale East Plaza

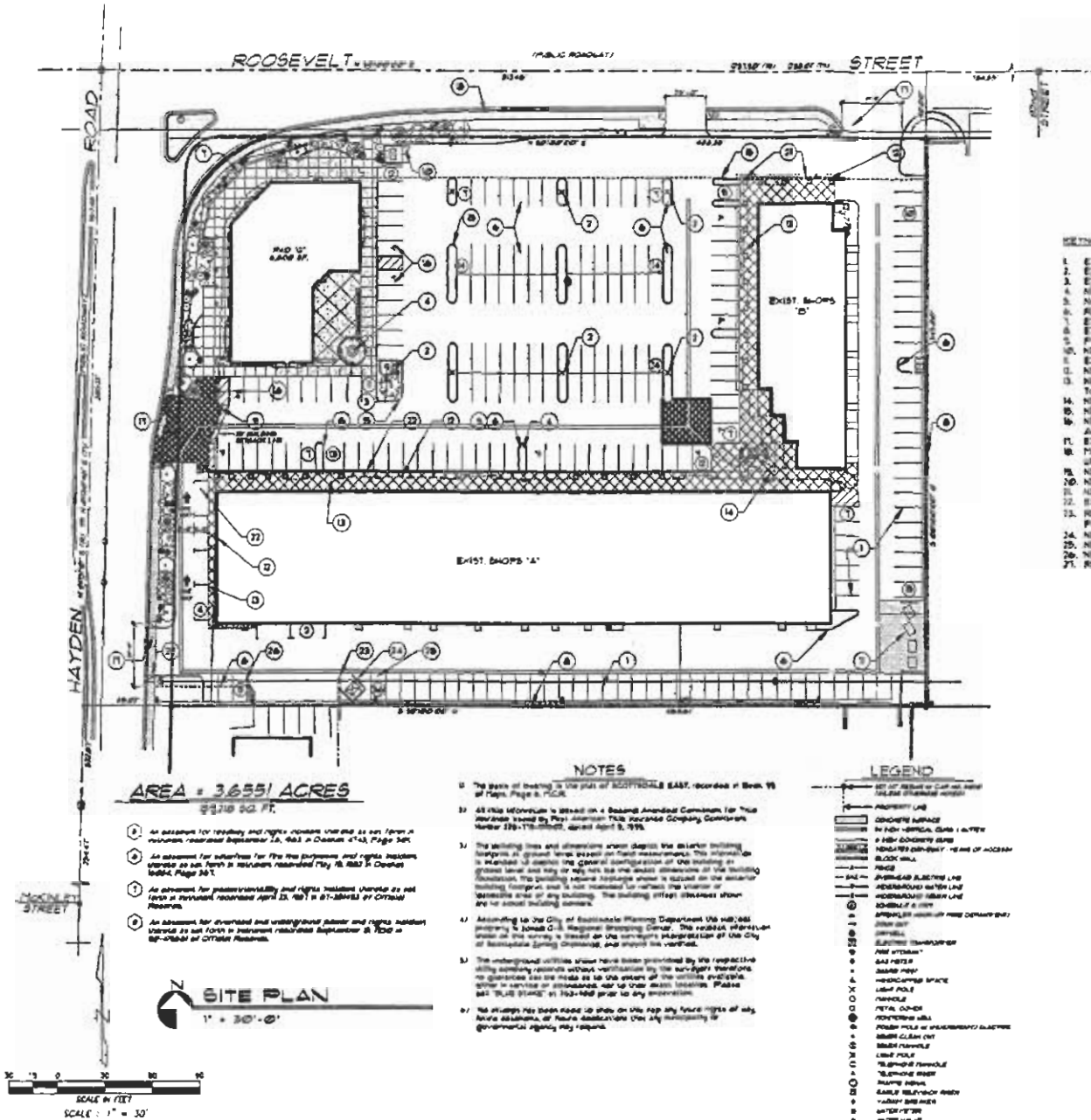
22-DR-2002#2

ATTACHMENT #2A



22-DR-2002#2

ATTACHMENT #3



RELATING TO SITE PLAN

1. EXISTING TRIP PARKING STALLS
2. EXISTING POLE LIGHTS TO REMAIN
3. EXISTING TREE SURVIVAL
4. NEW WATER BUBBLER PLANK, 10'-6" & 6" SCREENED FRONT STREET
5. NOT USED
6. REMOVE EXISTING CURB AND PATCH ASPHALT AS REQUIRED
7. NEW 12" PAVO SLAB
8. EXISTING 6" OF CURB GALL
9. PAINTED 4' SIDE WALK STRIPPING, TYP.
10. NEW CURB TO ENCLOSE ENCLOSURE OF CRAGUE GATES
11. EXIST. TRASH DUMPSTERS
12. NEW CRAGUE FACADE TREATMENT
13. NEW 4" THICK CONCRETE EXIST. CONC. WALKS
14. TO BE REMOVED IN THEIR ENTIRETY
15. NEW DRAINAGE PIPING BELOW NEW SPACES
16. NEW CONC. CURB
17. NEW VAN ACCESSIBLE PARKING SPACES
18. ACCESS LANE
19. EXIST. CURB CUT
20. EXIST. DRIVE CURB OUT 1' ENTRY FROM 40'-0"
21. WIDE TO 16'-0" WIDE
22. NEW PALM TREES
23. NEW PAVO AREA
24. NEW CONCRETE CURB & PLANTER
25. EXISTING CRAGUE FACADE TREATMENT TO BE REMOVED
26. REMOVE EXISTING CURB TO ENCLOSE ENCLOSURE
27. PATCH ASPHALT AS REQUIRED
28. NEW CURB DUMPSTER ENCLOSURE
29. NEW PARKING SPACES
30. NEW PARKING SPACES
31. RELOCATE DRYWALL CURB PLANK

NOTES

- [illegible]

LEGEND

1. ☐ **PROBABLE** (100%)
 2. ☐ **PROBABLE** (90-99%)
 3. ☐ **PROBABLE** (80-89%)
 4. ☐ **PROBABLE** (70-79%)
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E. A. FAGIN & ASSOCIATES
ARCHITECTS AIA, INC.

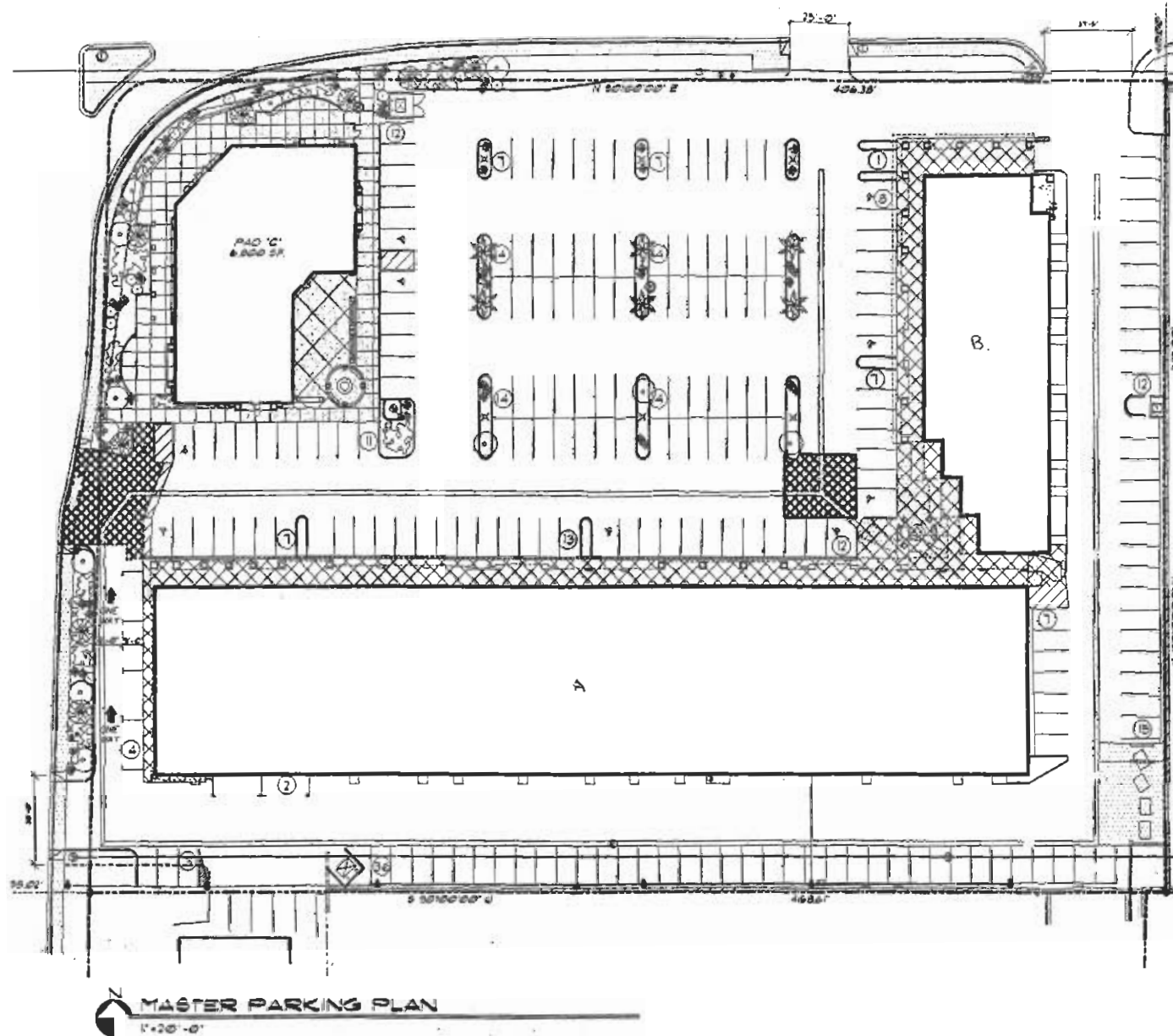
PROJECT NAME
NEW CANOPY, 4 PAD BUILDING
SCOTTSDALE EAST PLAZA

DATE: 05/06/07
REVISIONS:

SHEET NUMBER
C-1

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22-DR-2002#2
5/24/2004



PARKING CALCULATIONS

USE	SQUARE FEET	PARKING RATIO	PARKING REQUIRED
RETAIL			
BUILDING A: 21848			
BUILDING B: 1161			
TOTAL	22959	18.0	1276
OFFICE			
BUILDING A: 180			
BUILDING B: 3330			
TOTAL	3510	1.00	351
RESTAURANT/OUT BAR/PUBLIC FLOOR AREA			
BUILDING A: 100			
BUILDING B: 104			
TOTAL	204	0.0	10.22
RESTAURANT/OUT BAR/PUBLIC FLOOR AREA			
BUILDING A: 1846			
BUILDING B: 2855			
BUILDING C: 800			
TOTAL RESTAURANT	5401	0.0	270.05
PARKING REQUIRED			1676 SPACES
ADMINISTRATIVE REDUCTION			100
TOTAL PARKING REQUIRED			1576 SPACES BUILDING'S 'A' & 'B'
NEW PAD BUILDING 'C'			
USE	SQUARE FEET	PARKING RATIO	PARKING REQUIRED
RETAIL			
BUILDING C: 4,400		25.0	110
RESTAURANT/OUT BAR/PUBLIC FLOOR AREA			
BUILDING C: 1200		0.0	14
PARKING REQUIRED			124 SPACES BUILDING'S 'C'
ADMINISTRATIVE REDUCTION			100
TOTAL PARKING REQUIRED			134 SPACES BUILDING 'C'
TOTAL PARKING REQUIRED			1710 SPACES
TOTAL PARKING PROVIDED			220 SPACES

E. A. FAGIN & ASSOCIATES
ARCHITECTS AIA, INC.

100 N. PASEO
PHOENIX, ARIZONA 85001
TEL: (602) 241-7800

PROJECT NAME
NEW CANOPY & PAD BUILDING
BOOTHDALE EAST PLAZA
BOOTHDALE, ARIZONA

DATE
05/24/2004

REVISIONS

SHEET NUMBER
MPP

PARTIAL EAST ELEVATION - SHOPS 'A' & 'B'

1/8" • 1'-0"



PARTIAL EAST ELEVATION - SHOPS 'A' & 'B'

$$1/10^4 \cdot 10^{-10}$$

EXTERIOR PAINT COLOR SCHEDULE			
PLANK	DESCRIPTION	FINISH NAME AND NUMBER	REFERENCE
(P1)	PAINT	ICI # 25 NATURAL GREY	
(P2)	PAINT	ICI # 266 VEL CORONADO TAN	
(P3)	PAINT	ICI # 373 COTTON SUNSET	
(P4)	PAINT	ICI # 364 GRANDE CENTAURUS	
(P5)	PAINT	ICI # 378 LIGHT SALMON	
(P6)	PAINT	ICI # 258 TURNING GREEN	
(P7)	PAINT	ICI # 104 BLUE SAPPYBON	
(P8)	INTEGRAL COLOR CMU	TERAZO BLOCK MS #	

EXTERIOR MATERIALS / FINISH SCHEDULE			
QTY	DESCRIPTION	FINISH NAME AND NUMBER	REMARKS
1	1/2" RED BRICK	BRICKWORK	ALL NEW STONEWORK TO MATCH EXIST. STONEWORK FIN.
2	PRECAST CONCRETE	CONCRETE DESIGNING INC. (GMAST)	FIN. NO. 42 SHOW ON ELEVATIONS
3	PRECAST CONCRETE	CONCRETE DESIGNING INC. (GMAST)	
4	MANUFACTURED BRICK	COLUMBIAN BRICK PRODUCTS - LUTHERVILLE, MISSISSAUGA	
5	ROCKWALL SHUTTERS	HYPO-FORMED MELBROOK INC. (800-341-4141)	OR APPROVED EQUAL FIN.
6	CONCRETE ROCKETT	VALCO ROCKETT COMPANY - GAINESVILLE	OR APPROVED EQUAL FIN.
7	GLASS BLOCK	PICTURESIGHT CONCRETE SYSTEMS INC. (800-341-4141)	OR APPROVED EQUAL FIN.
8	BRICKS		3-COAT BRICK FINISH ON TRAP
9	SPRINKLER HOLDING SOURCE	SAFECO GAINESVILLE	3-COAT BRICK ON C/S
10	MISC.		OR APPROVED EQUAL FIN.
11	METAL FINISH		AT CORNER & W/INS
12	EXIST. STUDY - 10 ROOM		



JOB NO.
 DRAWN BY: LI
 CHECKED BY:

**E. A. FAGIN & ASSOCIATES
ARCHITECTS A.L.A. INC.**

DAVID M. HANCOCK
Pharmaceutical Research
SUNSHINE LABORATORIES (AUSTIN) 255-0000

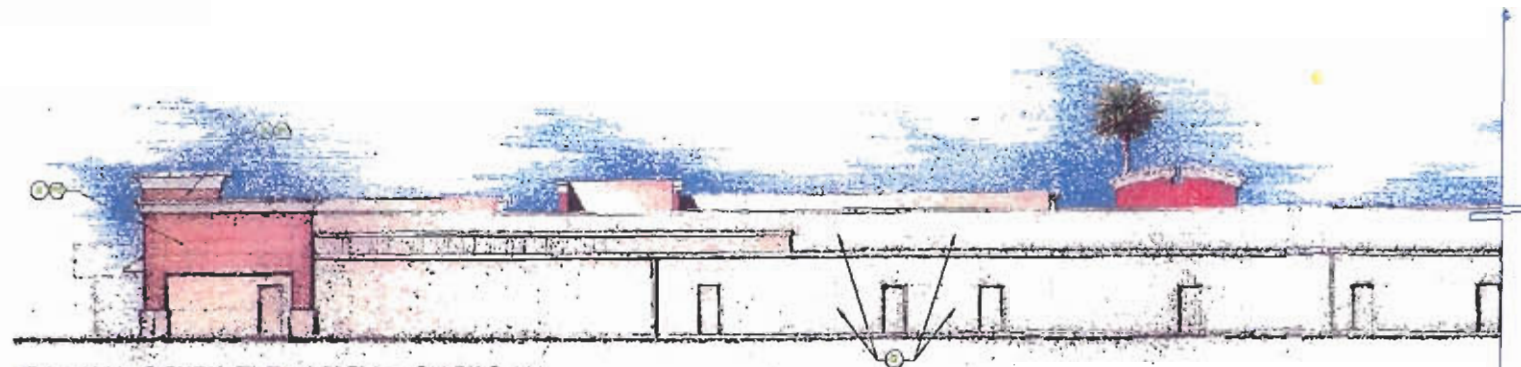


PROJECT NAME: NEW GALLERY & BAD BUILDINGS
SCOTTSDALE EAST PLAZA

TITLE OF SHEET.

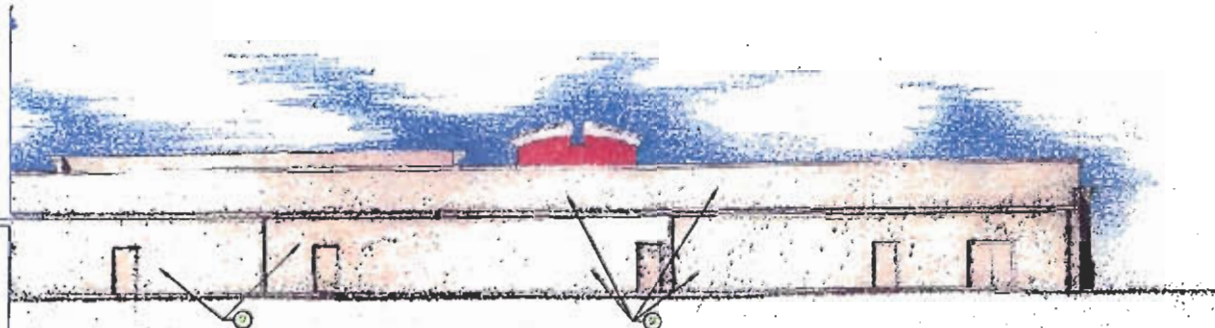
DATE: 11/21/2010
REVISIONS:

9-2827-10-2000



PARTIAL SOUTH ELEVATION - SHOPS 'A'

1/8" = 1'-0"



PARTIAL SOUTH ELEVATION - SHOPS 'A'

1/8" = 1'-0"

EXTERIOR PAINT COLOR SCHEDULE			
MARK	DESCRIPTION	TYPE, NAME AND NUMBER	REMARKS
(M)	PAINT	12 # 80 NATURAL WHITE	
(P)	PAINT	12 # 466 SL DORADO TAN	
(Q)	PAINT	12 # 573 GOLD SUNSET	
(R)	PAINT	12 # 364 ORANGE CANTALOUPE	
(S)	PAINT	12 # 278 LIGHT BALTAN	
(T)	PAINT	12 # 278 LURELINE GREEN	
(U)	PAINT	12 # 1466 BLUE SAPPHIRE	
(V)	INTERIOR COLOR CPU	YOU'GO BLOCK 143 R	

EXTERIOR MATERIALS & FINISH SCHEDULE			
MARK	DESCRIPTION	TYPE, NAME AND NUMBER	REMARKS
(1)	ALUMINUM STOREFRONT	SLATERS TRIPLEX 1450	ALL NEW STOREFRONT TO MATCH EXISTING STOREFRONT
(2)	PRECAST CONCRETE CURB	CONCRETE DESIGN INC. (GRAY)	TYPE NO. 14 8" HIGH ON ELEVATIONS
(3)	PRECAST CONCRETE BALUSTRADE	CONCRETE DESIGN INC. (GRAY)	TYPE NO. 14 8" HIGH ON ELEVATIONS
(4)	MANUFACTURED STONE	12" TARED STONE PRODUCTS AFTER CORNERED 1/2" SPACING	
(5)	FIBERGLASS BATTERIES	12" TARED STONE PRODUCTS AFTER CORNERED 1/2" SPACING	ON APPROVED EQUAL TYPE
(6)	CONCRETE PASCARTY UNTIL BALUSTRADE	2" TARED BLOCK COMPANY	ON APPROVED EQUAL TYPE
(7)	GLASS BLOCK	HYPERBRIGHT CORNING DESIGNAL 5-1/2" 1/2" TARED	ON APPROVED EQUAL TYPE
(8)	STUCCO	---	3-COAT SAND FINISH ON FRAMES
(9)	STYROPOR FOLDSIDE CORNER	CARBONE COATINGS	1-COAT SAND FINISH ON FRAMES
(10)	STEEL	---	AT DOOR & SHIRE
(11)	METAL AWING	---	ON APPROVED EQUAL TYPE
(12)	SHIRT STUCCO TO REPAIR	---	


 E. A. FAGIN & ASSOCIATES
 ARCHITECTS AIA, INC.
 1400 E. 11th Avenue
 Suite 100
 Aurora, Colorado 80010
 Phone: (303) 733-1111
 Fax: (303) 733-1112

PROJECT NAME: NEW CANOPY & PAVILION BUILDING
 LOCATION: BOSTONIA MARKET PLACE
 ARCHITECT: E. A. FAGIN & ASSOCIATES
 TITLE: EX. SHEET
 ELEVATIONS

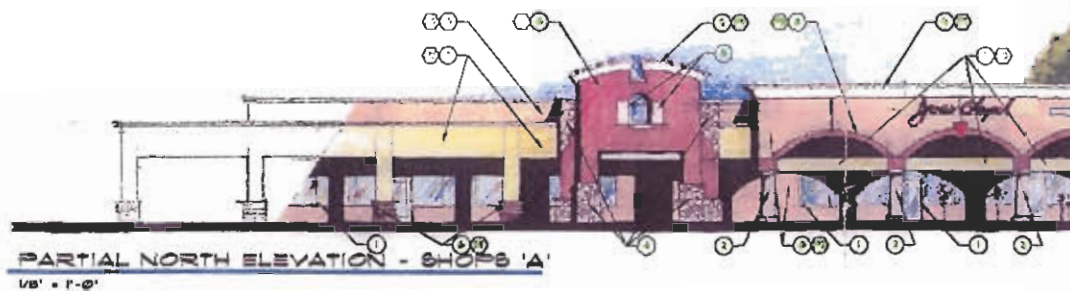
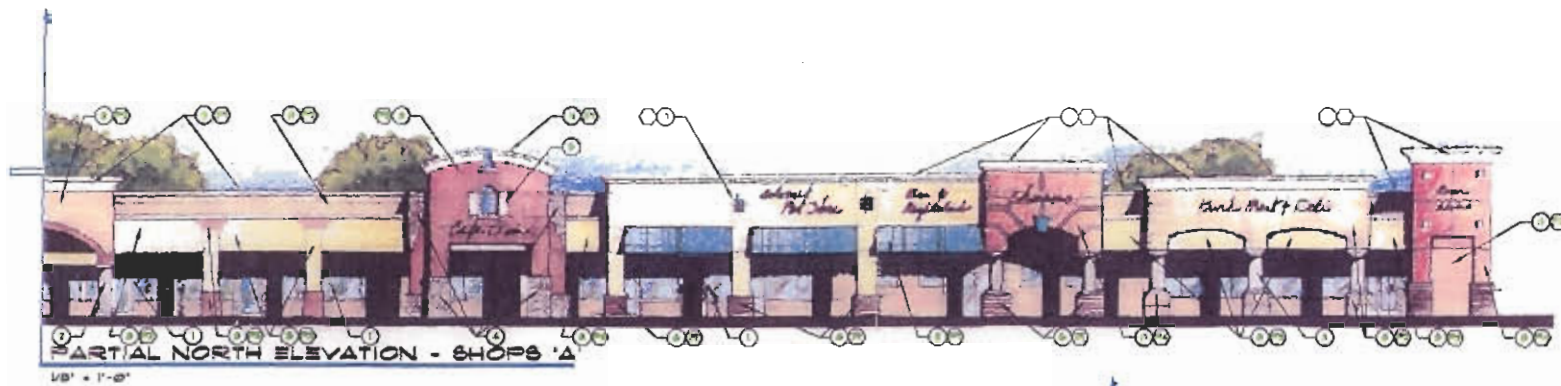
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SHEET NUMBER:

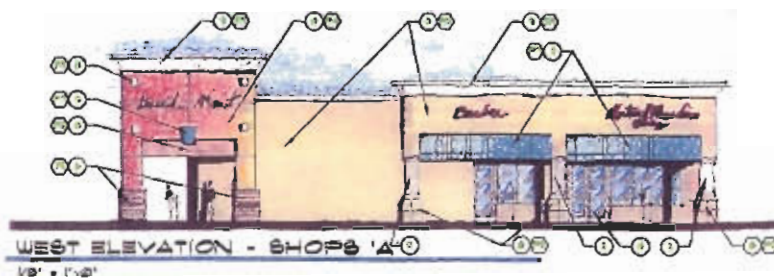
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22-DR-2002#2

5/24/2004

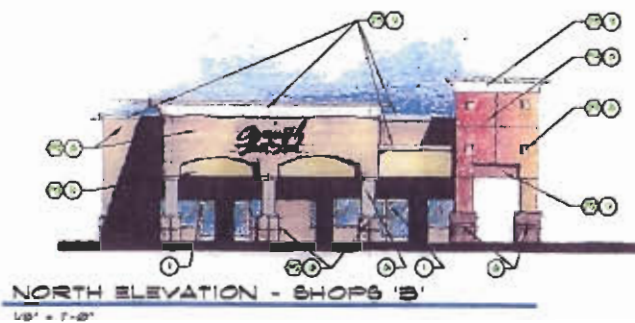
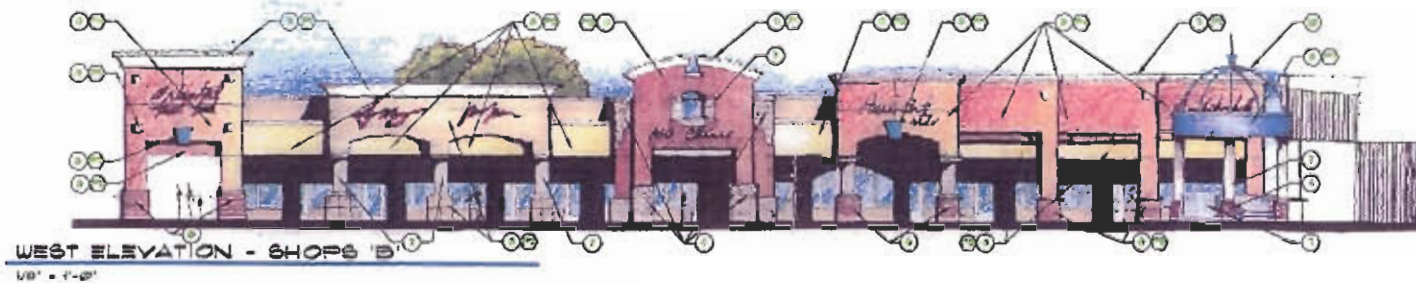


MARK	DESCRIPTION	PPHS NAME AND NUMBER	REMARKS
(P)	PAINT	ICI # 62 NATURAL WHITE	
(P)	PAINT	ICI # 455 BL. DORADO TAN	
(P)	PAINT	ICI # 973 GOLD SUNSET	
(P)	PAINT	ICI # 354 ORANGE CANTALOUPE	
(P)	PAINT	ICI # 379 LIGHT SALON	
(P)	PAINT	ICI # 076 TURQUOISE GREEN	
(P)	PAINT	ICI # 1456 BLUE BAYBERRY	
(P)	INTERIAL COLOR CTS	YOUNG BLOCK 145 R	



MARK	DESCRIPTION	PPHS NAME AND NUMBER	REMARKS
(1)	ALUMINUM STOREFRONT	KALHEER TRIPART 1 400	ALL NEW STOREFRONT TO MATCH EXIST. STOREFRONT FINISH
(2)	PRECAST CONCRETE COLUMNS	CONCRETE DESIGN INC. (GRAY)	PPHS NO. 28 SHOWN ON ELEVATIONS
(3)	PRECAST CONCRETE BALUSTRADE	CONCRETE DESIGN INC. (GRAY)	
(4)	MANUFACTURED STONE	COLORADO STONE PRODUCTS (GRAY)	
(5)	FIBERGLASS SHUTTERS	PIPER FOLDED FIBERGLASS	OR APPROVED EQUAL PPHS
(6)	CONCRETE FACILITY	BLACK COFFIN	OR APPROVED EQUAL PPHS
(7)	GLASS BLOCK	PITTSBURGH CORNING	OR APPROVED EQUAL PPHS
(8)	BRICKS	REGGIA LIT. SLIP	3-COAT SAND PRIME ON TRAPES
(9)	CONCRETE HOLDING CORNICE	CARRING COATING	OR APPROVED EQUAL PPHS
(10)	STEEL		AT DOME + SPIRE
(11)	PETAL LINING		


 DRAWING
 CHECKED BY
 E. A. FAGIN & ASSOCIATES
 ARCHITECTS AIA, INC.
 1000 N. 10TH AVENUE
 SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 PROJECT NAME
 NEW CANOPY & RAD BUILDING
 SCOTTSDALE EAST PLAZA
 SCOTTSDALE, ARIZONA
 TITLE OF SHEET
 ELEVATIONS
 SHEET NUMBER



MARK	DESCRIPTION	PPWB NAME AND NUMBER	REFERENCE
(1)	PAINT	ICI # 88 NATURAL WHITE	
(2)	PAINT	ICI # 486 EL DORADO TAN	
(3)	PAINT	ICI # 915 GOLD SUNSET	
(4)	PAINT	ICI # 384 ORANGE CANYON CLIPS	
(5)	PAINT	ICI # 278 LIGHT SALMON	
(6)	PAINT	ICI # 819 TURQUOISE GREEN	
(7)	PAINT	ICI # 486 BLUE SAPPHIRE	
(15)	INTEGRAL COLOR GCI	YOUNG BLOC #3 R	

MARK	DESCRIPTION	PPWB NAME AND NUMBER	REFERENCE
(1)	ALUMINUM STOREFRONT	K&B #18 TRUSFIS T-485	ALL NEW STOREFRONT TO MATCH EXIST. STOREFRONT FINISH
(2)	PRECAST CONCRETE	CONCRETE DESIGN INC. (CDSAT)	PPWB NO. 48 DRAWN ON ELEVATIONS
(3)	PRECAST CONCRETE	CONCRETE DESIGN INC. (CDSAT)	
(4)	PRECAST CONCRETE	CONCRETE DESIGN INC. (CDSAT)	
(5)	MANUFACTURED STONE	OLYMPIC STONE PRODUCTS	
(6)	PRECAST CONCRETE	CONCRETE DESIGN INC. (CDSAT)	
(7)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(8)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(9)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(10)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(11)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(12)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(13)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(14)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB
(15)	CONCRETE MASONRY	YOUNG BLOC COMPANY	OR APPROVED EQUAL PPWB

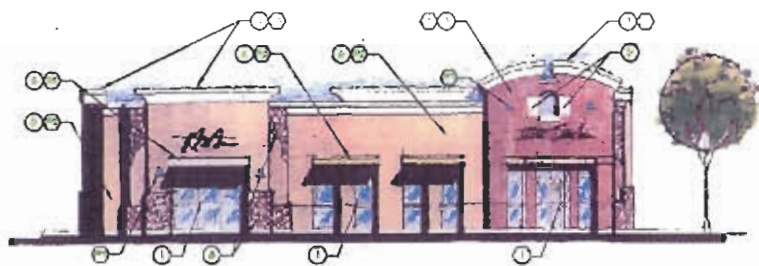
E.A. FAGIN & ASSOCIATES
ARCHITECTS AIA, INC.

1000 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, ARIZONA 85004
TEL: 480-944-1100

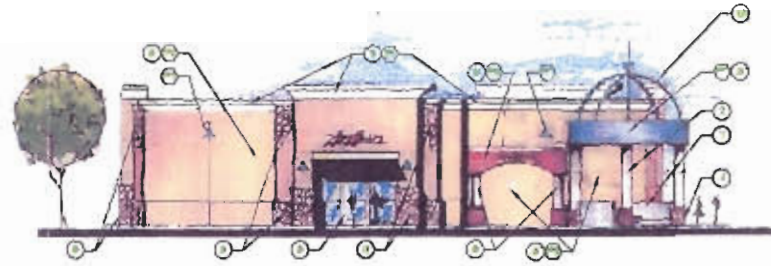
NEW CANOPY & PAD BUILDING
SCOTTSDALE EAST PLAZA
SCOTTSDALE, ARIZONA

PROJECT NAME
DATE
REVISIONS

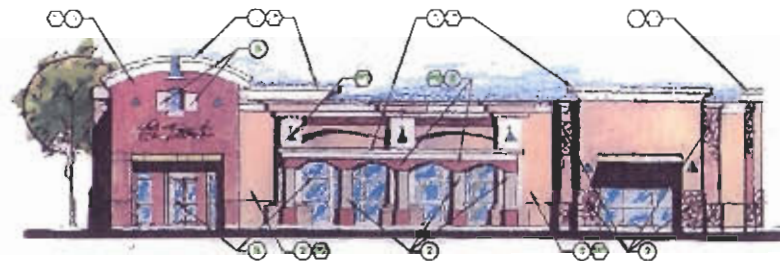
SHEET NUMBER



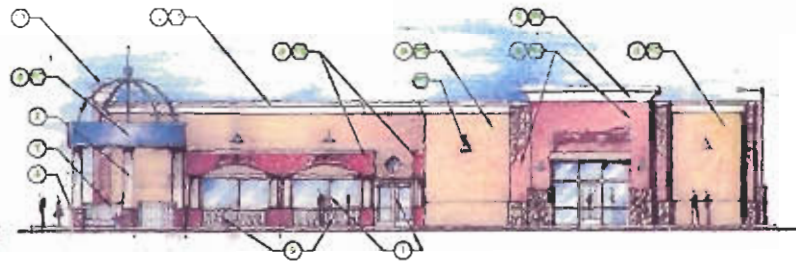
NORTH ELEVATION - PAD BLDG 'C'
1/8" = 1'-0"



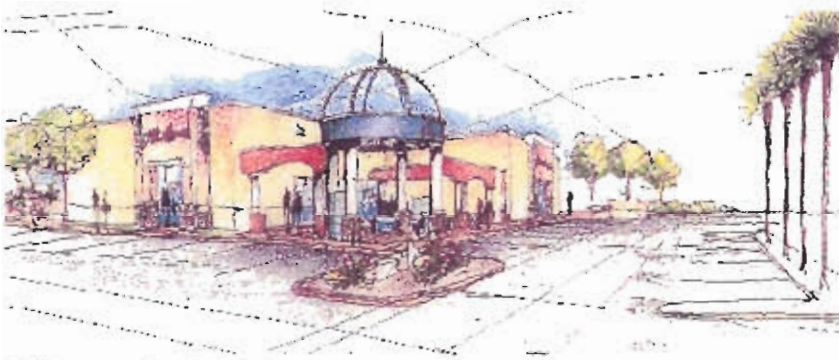
SOUTH ELEVATION - PAD BLDG 'C'
1/8" = 1'-0"



WEST ELEVATION - PAD BLDG 'C'
1/8" = 1'-0"



EAST ELEVATION - PAD BLDG 'C'
1/8" = 1'-0"



SOUTH-WEST PERSPECTIVE - PAD BLDG 'C'
N.T.S.

	
FOR THE DESIGN BY: E.A. FAGIN & ASSOCIATES ARCHITECTS AIA, INC. 1000 N. GILBERT PHOENIX, ARIZONA 85008 PHONE: (602) 944-1111 FAX: (602) 944-1112	
	
PROJECT NAME: NEW CANOPY & PAD BUILDING SCOTTSDALE EAST PLAZA SCOTTSDALE, ARIZONA	
TITLE OF SHEET: ELEVATIONS	
DATE:	DATE:
REVISION:	REVISION:
SHEET NUMBER	

486-pa-2001
T-14-02

SCOTTSDALE EAST PLAZA- REVISED
909 & 911 N. HAYDEN ROAD
8001 & 25 E. ROOSEVELT STREET
SCOTTSDALE, AZ.

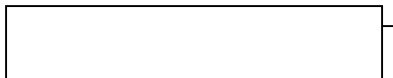
FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.



20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. REVIEW C. O. S. ORDINANCE # 3507 FOR THE REQUIREMENTS, FOR FIRE SPRINKLERS IN EXISTING BUILDINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

STIPULATIONS for CASE 22-DR-2002#2
SCOTTSDALE EAST PLAZA

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. With the final plan submittal, the developer shall revise the site plan to match the ALTA in terms of size and shape of the parcel, to the satisfaction of Plan Review and Permit Services staff.
2. Wall enclosures for refuse bins shall be colored, and constructed of materials that are compatible with the building.
3. No exterior vending or display shall be allowed.
4. Provide minimum six (6) foot high wall to screen the overhead doors at the loading area.
5. Flagpoles, if provided, shall be one piece conical tapered.
6. Service panel entrance shall be painted to match the building and/or screen from view.
7. No exterior public address or speaker system shall be allowed.
8. Patio umbrellas, *if provided*, shall be solid colors and shall not have any advertising in the form of signage or logos.

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.
5. The proposed building color shown as Semolina (BM2155-40) be replaced with Sugar Maple (ICI 536, 20YY 47/344) or similar color acceptable to city staff.

ROOF ACCESS

ATTACHMENT B

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. The developer shall provide plans to the satisfaction of City staff indicating the location of all exterior on-site lighting and lighting fixtures at the time of final plans submittal.
2. Exterior lighting fixtures shall be subject to staff approval. With the final plans submittal, the developer shall provide an additional sheet(s) showing cut sheets indicating wattage, method of shielding and fixture design, to the satisfaction of City staff.
3. All pole-mounted lighting shall be a maximum of 20 feet in height from grade.
4. With the final plans submittal, the developer shall incorporate into the project's design, to the satisfaction of Plan Review and Permit Services staff, the following stipulations:
 - a. All new lighting fixtures shall match, or be comparable to the previously approved fixtures, to the satisfaction of Plan Review and Permit Services staff.
 - b. Light fixtures under arcade shall be completely recessed with flat lenses that are translucent and completely flush with the bottom surface of the roof.
 - c. All new luminaires shall meet all IESNA requirements for full cutoff.
 - d. All new luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - e. Before the final plans approval, the developer shall provide a photometric plan for the overall site to the satisfaction Plan Review and Permit Services staff. The lighting plan and fixtures proposed may be required to be revised, as determined by Plan Review and Permit Services staff.
 - f. All photometric studies shall contain data for: luminaire catalog number, additional shielding specified, lamp description, illuminance maximum, minimum, average and maintenance factor utilized, and a solid-line pattern template for each luminaire; shall have a maximum point-by point spacing of 10.0 feet; and at least one point in each "horizontal" study shall be directly under each type of luminaire.

- g. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles.
- h. The maintained average vertical illuminance at 6.0 foot above grade, along the entire perimeter of the property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

SIGNS:

- 1. Provide note on final documents: Signs require separate approvals and permits.
- 2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

BICYCLE/EQUESTRIAN:

- 1. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Plan Review and Permit Services staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.

WALL DESIGN:

- 1. With the final plans submittal, the developer shall provide elevations and details for all new screen and perimeter walls, to the satisfaction of Plan Review and Permit Services staff.
- 2. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
- 3. No chain link fencing shall be allowed.
- 4. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Plan Review and Permit Services for approval prior to any submittals of final plans.

LANDSCAPING:

1. Before final plan submittal, the developer shall provide fountain and water feature details, a site plan and landscape plan, subject to Water Conservation staff review and approval.
2. Existing landscape which is damaged, or destroyed as a result of this construction shall be replaced on the site, to the satisfaction of City staff, with materials of a like size, type and quantity, before issuance of a Certificate of Occupancy.
3. Trees shall be provided as noted on the landscape plan [label L-1](#) proposed at Development Review Board (15 gallon minimum, 23 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
4. *With the final plan submittal, the developer shall revise the landscape plan to indicate which trees are mature, to the satisfaction of Plan Review and Permit Services staff.*
5. Provide low water consumptive plant materials.
6. With the final plan submittal, the developer shall replace the trachycarpus wagnerianus species with a palm tree species from the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA), or another type of tree from the DWR list, to the satisfaction of Plan Review and Permit Services staff.
7. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
8. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
9. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
10. No *additional* turf areas are to be provided.
11. Provide 8% slope away from walk or curb for 5' 0" along all streets.
12. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.

13. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
14. Parking lot landscape islands be modified to delete palm trees and add shade trees with type and size being subject to staff approval.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. *The developer shall design and construct the new driveway on Roosevelt street to be a ch-1 type driveway, as per design standard & policy manual (DSPM) of the city of Scottsdale.*
2. *The above new driveway shall align with the existing 24' NORTH-SOUTH internal drive.*
3. *The developer shall dedicate a cross access easement to the property to its south (located at the south west side of this development) connecting the former alley to the existing day care facility.*

INTERNAL CIRCULATION:

1. The developer shall provide internal circulation, which accommodates Emergency and Service Vehicles with a minimum outside turning radius of 45 feet and inside turning radius of 25 feet.

OTHER:

1. *The developer is responsible for the abandonment of the former alley to its south, currently used as parking and internal drive.*

STRIPING AND SIGNAGE PLAN:

1. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated oversight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

The developer must position the proposed new refuse enclosure, located on the south side of this site and close to the existing southern driveway in Hayden road, to be at 30 degrees angle to the existing drive and not 45 degrees.

In addition:

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:
 - Commercial Building Space: One for 0 to 20,000 s.f.
 Two for 20,001 to 40,000 s.f.
 Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Apartments: One for 0 to 20 units
 Two for 21 to 40 units
 Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each unit increase up to 20 units, as shown above.

- Restaurants: One per restaurant

4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."

- Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
 6. Underground vault-type containers are not allowed.

REFUSE ENCLOSURE EASEMENT(S)

1. Prior to final plans approval, the developer shall provide refuse enclosure easements for all enclosures and related approach areas required for this project based on the following table:

a. Single Enclosure	Enclosure Area + (30' x 14') approach area
b. Single Enclosure (with grease containment)	Enclosure Area + (30' x 18') approach area
c. Double Enclosure	Enclosure Area + (30' x 23') approach area
d. Double Enclosure (with grease containment)	Enclosure Area + (30' x 28') approach area

DRAINAGE AND FLOOD CONTROL

1. Prior to Development Review Board approval, the developer must submit a conceptual drainage report and plan discussing the existing drainage condition and all the existing and proposed drainage facilities of this site as a whole.
2. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
3. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan, subject to city staff approval. In addition, the final drainage report and plan shall:
 - a. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - b. Include calculations and details that demonstrate how the storm water storage requirement *HAS BEEN AND* will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - c. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

- d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site.
 - e. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - f. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain.
 - g. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - h. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.
4. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan.
 5. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event.
 - a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.
 6. BASIN CONFIGURATION. Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
 7. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
 8. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 9. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
 10. BASIN DRAIN TIME. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.

11. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
12. DRYWELLS. Drywells are not permitted.
13. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
14. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Show all easements and tracts.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - e. Show $Q_{(100.6)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
15. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
16. Show top of curb elevations at grade breaks and at intersection corners.
17. Show all walls, such as perimeter, screening and retaining walls.
18. Clearly show the limits of proposed construction.
19. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.
20. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

DRAINAGE STRUCTURES/CHANNELS:

1. RETAINING WALLS. The improvement plans shall clearly show all retaining wall details. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100 year base flood elevation, and for all storm water storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acre shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City's Plan Review and Permit Services Division
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 507-6727) for fees and application information.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

WATER AND WASTEWATER STIPULATIONSWATER and WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and

sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

2. PRIVATE SEWER SYSTEM. On-site sanitary sewer shall be privately owned and maintained.
3. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
4. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Project Quality/Compliance Division approves the Water and Sewer Needs Report.

EASEMENTS:

1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.
2. LOCATION & CLEARANCE. Privately owned sanitary sewer shall not run parallel within the waterline easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- * There maybe some Ordinance requirements, which apply to your project that, are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
3. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following minimum paper sizes:
 - a) Architectural Plans: 24" x 36"
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide a schedule indicating the timing on installation of all improvements required by planning.
5. Provide a contour map of the existing topography.
6. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
7. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).
8. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.

9. Provide adjacent curb elevations on Roosevelt Street and Hayden Road.
10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: ⚠
 - a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.

⚠ **The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval**

FINAL PLANS ORDINANCE REQUIREMENTSSCREENING:

1. All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall, and shall match the building texture and color and finish subject to Development Quality/Compliance staff approval.
2. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall which is a minimum of 1'-0" higher than the highest point of the tallest unit subject to Development Quality/Compliance staff approval.
3. Parking lot to be screened from Hayden Road and Roosevelt Street by a 3 foot wall, and landscaping.

OPEN SPACE:

Note: Pad C needs to meet open space calculations only.

LANDSCAPING:

1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at www.ci.scottsdale.az.us/nativeplant).
4. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
5. Proposed fountain\water features shall comply with the requirements of Sec. 49-80 of the City Code.
6. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
7. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. The developer may not add additional parking spaces to the alley along the south parcel boundary unless the alley is abandoned to the satisfaction of Plan Review and Permit Services staff.
2. Provide 4% of required parking as handicap parking spaces – nine (9) minimum. Minimum of two (2) spaces are required to be van accessible per Section 9.105 of the Zoning Ordinance.
3. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.
4. Provide one bicycle parking space per each 10 required vehicle parking spaces (22 minimum) per Section 9.103 of the Zoning Ordinance.

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * BUILDING PLANS: 11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM
- * LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS
THIS FORM MUST ACCOMPANY ALL FINAL PLAN SUBMITTALS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- ☒ [X] One Copy of Site Plan to be submitted separately at the One-Stop-Shop counter for Distribution to Records for addressing.
- ☐ [] Building plans may be reviewed at the One-Stop Shop counter
- ☒ [X] Building plans shall be submitted to Plan Review and Permit Services for final plans review
- ☒ [X] Four sets which shall include each of the following (**each set to include a complete set of civil plans**):
 - * Site Plan
 - * Project Data
 - * Elevations
 - * Floor Plans
 - * Foundation Plans
 - * Building Sections
 - * Wall Sections
 - * Architectural Details
 - * Schedules
 - * Mechanical Plans and Details
 - * Structural Plans and Details
 - * Electrical Plans and Details

In addition provide two additional copies of site plan and two additional copies of elevations plan(s) with the submittal.

- ☐ [] One copy of structural, electrical, and water calculations (may be on drawings)
- ☐ [] One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:**CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.****IMPROVEMENT PLANS:**

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☐ Water Plans ☐ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)

SURVEYS: ☒ ALTA Survey ☐ Results of Survey ☐ Boundary Survey**PLATS:** ☐ Preliminary Plat ☐ Final Plat**REPORTS:** (* **Requires Proof of Approval Before Submittal of Improvement Plans for Final Review.****Developer shall, as a minimum, provide a copy of the cover sheet with city staff signatures of acceptance.)****DRAINAGE:** ☐ *Master ☐ Conceptual ☒ Final**WATER:** ☐ *Master ☐ *Basis of Design**SEWER:** ☐ *Master ☐ *Basis of Design**CIRCULATION:** ☐ *Master ☐ Final**SIGNALIZATION:** ☐ *Master ☐ Final**EASEMENTS:** ☒ Trash enclosure easement**OTHER:** ☐ Geotechnical ☐ Structural

- ☒ The completed 404 Certification Form
- ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)
- ☐ The completed Waiver Request Form (must be signed by city staff)
- ☒ A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."

ENGINEER'S COST ESTIMATES: for payment in-lieu of: ☐ Street improvements ☐ Signalization

- ☒ Title Report (not more than 60 days old)
- ☒ Cut sheets and specifications for outdoor lighting fixtures mounted on 24" X 36" sheets
- ☒ Two (2) additional architectural site plans
- ☒ Letter of approval for fountains and water features from the Water Conservation Office, copy of approved site plan, and copy of approved landscape plan.
- ☒ Wall elevations
- ☒ Landscape & irrigation plans
- ☐ NAOS graphic & calculation worksheet

- ☐ Native plant program, or confirmation of compliance
- ☐ "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.
- ☐ Copy of Certificate of No Effect for Archaeological Resources signed by City Archaeologist
- ☐ Copy of Certificate of Approval for Archaeological Resources signed by City Archaeologist

{Note: fees listed below were effective January, 2001 and are adjusted annually. The final plans development submittal shall be subject to the current fee schedule in effect at the time of final plans submittal, to the satisfaction of city staff- Please see the updated fee schedule}

FEE SCHEDULE

PLAN REVIEW:

BUILDING:

Livable	\$.27 Sq. Ft.
Covered	\$.14 Sq. Ft.
Fences	\$.09 Lin. Ft.

ENGINEERING:

Lower Desert (ESLO)	\$554.00 per sheet
Upper Desert (ESLO)	\$590.00 per sheet
Hillside (ESLO)	\$611.00 per sheet

AT THE TIME OF FINAL PLAN SUBMITTAL, THE FOLLOWING FEES MUST BE PAID:

[] ENCROACHMENT PERMIT FEES:

Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop

[] FINAL PLAT FEES:

Base plan review	\$3,846.00
PLUS: \$121.00 per lot	_____

[X] MONTHLY FIRE HYDRANT MAINTENANCE FEE:

\$4.00 per fire hydrant (2) \$8.00

[] PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

Traffic signal in-lieu fees may be based on \$80,000 for 100 percent of design and construction costs.

\$9,494.11 per space, or \$632.94 initial deposit and \$89.88 per month per space for a term of 15 years there after (number of spaces to be determined at final plans).